

Town of Marbletown
Stone Ridge, New York 12484
Physical Address: 1925 Lucas Avenue, Cottekill
Zoning Board of Appeals
Monthly Meeting
June 28, 2017

Minutes

Agenda: **Chairman Husta** called the meeting to order at **7:01pm** and read the Agenda into the record

Old Business

New Business

<u>Review time/ ZBA point person</u>	<u>Applicant</u>	<u>Application</u>	<u>Location</u>	<u>Dist</u>	<u>Tax Map Number</u>	<u>Applicable Regs</u>	<u>Need and/or update</u>
<u>7:00 Tom Smiley/ Kathie Grambl ing</u>	<u>Bruce and Amy Alter</u>	<u>SUP for Modification of a portion of an existing multi use building</u>	<u>3669 Main St</u>	<u>B1</u>	<u>61.20-5- 24.111</u>	<u>200:46; 200-39</u>	<u>SEORA classification; schedule PH</u>
<u>7:30 Brian Taylor/ Max Stratto n</u>	<u>Smiley Brothers/M ohonk</u>	<u>SUP to expand kitchen end of hotel building</u>	<u>1000 Mtn rest Rd</u>	<u>A4</u>	<u>78.1-1- 22.110</u>	<u>200:46</u>	<u>SEORA Classification (needs to be Type I); 200-39</u>

Public Hearings

Attendees:

- **Present: Will Husta, Chairman; Paris Perry, Vice-Chair Tom Smiley Alternate Kathie Grambling;**
- **Absent Brian Taylor; Alternate Max Stratton**

Consultants Present: Bonnie Franson, Planner

Announcements:

Old Business

New Business:

Application 1

Bruce and Amy Alter SUP for Modification of a portion of an existing multi use building 3669 Main St B1 zoning district at tax map number 61.20-5-24.111

Application overview: Applicants are converting a portion of an existing multi-use building from a copy shop to a limited service eating place to serve coffee and light goods such as muffins, etc.

Bruce Alter & Amy Levine, building owners represented the Application

Applicants reviewed the floor space of the proposed use and how they meet parking. There will be no exterior changes to the building. They need 15 spaces and are providing 26. There will also be art for sale on the walls

Public Input:

Several neighbors were present and expressed concern about the legal use of Albright Lane, a private road that accesses the property and several residential lots.

The neighbor that shares the parking area expressed concern that customers visiting the Applicant's building often use his parking

Board Input:

How will you prevent cars from pulling over on Rte 209 to run in

Is the main access Albright Ln with parking in the rear? Yes

What will the hours of operation be? 7 days a week 7AM-5PM

What is the parking surface? Item #4

Any new lighting? No

Can the parking be screened? Yes

Do you know what the legal use of the ROW known as Albright Ln is? Yes, I own half, the Moylan family owns half and the residential lots have a ROW over both halves

Official Actions:

Member Paris Perry motioned to classify the action as Type II under SEQRA; member Kathie Grambling seconded the motion which was thereupon called to the following vote:

Will Husta Aye

Paris Perry-Aye

Brian Taylor-Absent

Kathie Grambling-Aye

Tom Smiley-Aye

Max Stratton-Absent

The motion carried by a vote of 4 ayes; 0 nays; 1 absent; and 0 abstention/ refusal

Member Paris Perry motioned to schedule the public hearing for July 26, 2018; member Tom Smiley seconded the motion which was thereupon called to the following vote:

Will Husta Aye

Paris Perry-Aye

Brian Taylor-Absent

Kathie Grambling-Aye

Tom Smiley-Aye

Max Stratton-Absent

The motion carried by a vote of 4 ayes; 0 nays; 1 absent; and 0 abstention/ refusal

Application 2:

Smiley Brothers/Mohonk SUP to expand kitchen end of hotel building located at 1000 Mtn rest Rd in A4 zoning at tax map number 78.1-1-22.110

Member Tom Smiley recused himself from the meeting at 7:50PM during the review of Mohonk.

Andy Allison, Architect represented the Application

Application Overview: Mohonk is requesting to add an addition onto the kitchen end of the hotel in order to re-configure the interior. The existing floors need replacing and they wish to re-configure the staff facilities and some storage. There will be no increase in use or capacity.

Bonnie Franson assisted the Board in the review

Board Input:

Ms. Franson Identified the following questions:

Will there be blasting? No

What is the total limits of disturbance? 8500 sq.ft.

Please provide a bulk table compliance on the site plan-will do

Address any parking changes-will do

Official Actions:

Member Paris Perry motioned to classify the application as Type I under DEQRA as Mohonk is in a historic district and us a historic structure; member Kathie Grambling seconded the motion which was thereupon called to the following vote:

Will Husta Aye

Paris Perry-Aye

Brian Taylor-Absent

Kathie Grambling-Aye

Tom Smiley-Abstain

Max Stratton-Absent

The motion carried by a vote of 3 ayes; 0 nays; 1 absent; and 1 abstention/ recusal

Member Paris Perry motioned to circulate for Lead Agency; Member Kathie Grambling seconded the motion which was thereupon called to the following vote:

Will Husta Aye

Paris Perry-Aye

Brian Taylor-Absent

Kathie Grambling-Aye

Tom Smiley-Abstain

Max Stratton-Absent

The motion carried by a vote of 3 ayes; 0 nays; 1 absent; and 1 abstention/ recusal

Member Paris Perry motioned to hold an additional meeting on July 12, 2017; member Kathie Grambling seconded the motion which was thereupon called to the following vote:

Will Husta Aye

Paris Perry-Aye

Brian Taylor-Absent

Kathie Grambling-Aye

Tom Smiley-Abstain

Max Stratton-Absent

The motion carried by a vote of 3 ayes; 0 nays; 1 absent; and 1 abstention/ recusal

Member Kathie Grambling motioned to hold a meeting on July 19, 2017 at 5:30PM; member Paris Perry seconded the motion which was thereupon called to the following vote:

Will Husta Aye
Paris Perry-Aye
Brian Taylor-Absent
Kathie Grambling-Aye
Tom Smiley-Abstain
Max Stratton-Absent

The motion carried by a vote of 3 ayes; 0 nays; 1 absent; and 1 abstention/ recusal

Member Paris Perry motioned to establish an escrow in the amount of \$2,000.00 for payment to consultants assisting the ZBA in review; member Kathie Grambling seconded the motion which was thereupon called to the following vote:

Will Husta Aye
Paris Perry-Aye
Brian Taylor-Absent
Kathie Grambling-Aye
Tom Smiley-Abstain
Max Stratton-Absent

The motion carried by a vote of 3 ayes; 0 nays; 1 absent; and 1 abstention/ recusal

Tom Smiley re-joined the meeting at 8:39

Bonnie Franson left the meeting at 8:40

Public Hearings: None

Action Items:

Review of LL #'s 5,6,7,8

LL 6 creation of I/B-pay attention to maximum lot coverage

LL 7-Solar-pay attention to impact on property like Mohonk Preserve; does fence get included in lot coverage; decibel level at property line; bond for decommissioning

LL 8-multiple structures-max 4; show ability to sub-divide w/out needing variance

Correspondence: Towns & Topics

Paris Perry motioned to adjourn the meeting; Tom Smiley seconded the motion which was thereupon called to a vote as follows:

Will Husta-Aye
Kathie Grambling-Aye
Brian Taylor-Absent

Paris Perry-Aye

Max Stratton-Absent

Tom Smiley-Aye

Motion carried by a vote of 4 ayes, 0 nays, 0 abstentions and 1 absent

Meeting adjourned at 10:10pm.

Respectfully Submitted,

Maggie Colan, ZBA Secretary